MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From: Ian Jones
Public Protection Service Manager

To: Mathew Philips
Head of Service Planning Development

Our Ref:

Your Ref: P/2024/1416

Date: 16-01-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1416, 1-3 IMPERIAL BUILDINGS, KING STREET, WREXHAM, LL11 1HE

NEWID DEFNYDD LLAWR CYNTAF ADEILAD O DDOSBARTH A3 (BWYD A DIOD) I DDOSBARTH C4 (TAI AMLFEDDIANNAETH) / CHANGE OF USE OF FIRST FLOOR OF BUILDING FROM CLASS A3 (FOOD AND DRINK) TO CLASS C4 (HMO)

Report Review:

Noise report 'First Perfect Pizza Limited, 1-3 Imperial Buildings, Wrexham, Acoustic Assessment' Dated December 2024 Ref PA0723 by Peninsular Acoustics has concluded that the monitoring carried out on the front of the building (i,e, overlooking King Street) falls within Noise Exposure Category (NEC) D of Technical Advice Noted (TAN) 11 during both the day and night with traffic identified as the noise. NEC D has the following definition:

Planning permission should normally be refused.

The monitoring carried out at the rear of the building were noise from various air handling plant was identified as falling within NEC B/C for day time and NEC C for night time. NEC C has the following definition:

Planning permission should not normally be granted. Where it is considered that permission should be given, for example, because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

As the rear of the proposal was affected by noise from air handling plant the report has also completed a BS4142 (Methods for rating and assessing industrial and commercial sound) assessment. As the plant appears to have been in operation for the duration of the monitoring exercise the background noise level was derived from the lowest recorded level

on King Street. By comparing this to the recorded sound levels from the plant the report has concluded that after application of appropriate penalties for tonality, impulsivity and intermittency that there is likely to be significant adverse impact as defined by BS4142. (note: the significant adverse impact level was achieved at night time before the addition of the above penalties).

The report has proposed a scheme of mitigation by describing minimum acoustic performance for glazing, provision of mechanical ventilation in place of openable windows and the remounting of the ground floor ventilation system on anti-vibration mounts.

For the glazing recommendation there is some confusion as even with the correction to the recorded noise levels as described above, the rear of the proposal has a lower predicted noise level than the King Street façade though a higher level of mitigation has been recommended. Furthermore the highest recorded sound level on the King Street façade was 76dB and with the proposed noise attenuation requiring a minimum of 40 dB would put the predicted internal sound levels 1dB higher than those recommended in BS8233 for resting or sleeping during the day time.

Based on the recorded and modelled environmental noise levels I recommend this planning application is refused. Furthermore, if planning permission is recommended for approval the proposed mitigation will not achieve compliance with the levels recommended in BS8233.

p.p. 

Ian Jones
Public Protection Service Manager